

THE FAIRWAY, READING

Arboricultural Method Statement



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Arboricultural Method Statement
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ARBORICULTURAL METHOD STATEMENT

Quality Management

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ARBORICULTURAL METHOD STATEMENT

1 INTRODUCTION

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by RPS on behalf of Abri Group Limited in respect of the proposed signage at the site frontage of The Fairway, Reading.
- 1.2 A tree survey of the application area was carried out by RPS in April 2025 in accordance with the requirements of BS5837:2012. The details recorded during the survey can be seen in the Tree Schedule at Appendix B and displayed spatially on the Tree Constraints Plan at Appendix C.
- 1.3 This report has also been prepared in accordance with the requirements set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'¹
- 1.4 This report has been written in response to a note from Reading Borough Council, stating that they requires an AMS for all signage proposed within RPAs of retained trees.
- 1.5 The purpose of this report is to:
- Provide an assessment of the quality of the surveyed trees with reference to the categories and sub-categories listed within Table 1 - BS5837:2012.
 - Assess and quantify the arboricultural impact of the proposed development within the survey area, based on the proposed development layout.
 - Produce an AMS which details the physical protection of trees to ensure no damage is done to retained trees at the site;
 - Provide a Tree Removal and Protection Plan to detail the proposed protective measures to be taken in respect of the trees during development of the site.
- 1.6 The Tree Removal and Protection Plan included in Appendix D identifies the following:
- Trees to be retained
 - Trees to be removed
 - Alignment and design of protective fencing
 - Root Protection Area (RPA) of trees
- 1.7 This report describes the arboricultural protection measures required as part of the proposed Development, to ensure retained trees are not damaged during the construction process. It provides details on the arboricultural protection measures that will need to be implemented during construction.
- 1.8 This is a dynamic document intended as a reference point for all site operatives, so a copy will remain with the Site Manager for the duration of the development. The AMS may need to be revised to accommodate alterations to construction methodologies discovered during on site implementation and/or as alterations are required during the detailed design phase as planning matters become approved.
- 1.9 Negligence in following the protection measures detailed within this report may result in irreversible damage to the structural and/or physiological condition of retained trees at the site. Retained trees are afforded protection by planning law, so irresponsible and avoidable tree damage the occurs during the construction phase may result in a stop notice or further prosecution by the local planning authority.

¹ British Standards Institute. British Standard (BS5837) Trees in Relation to Design, Demolition and Construction - Recommendations. 2012.

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2 SITE LOCATION

- 2.1 The survey site is located at The Fairway, Reading RG4 8SL.
- 2.2 The land is roughly centred on OS grid reference SU71897679. The Local Planning Authority (LPA) governing this site is Reading Borough Council.
- 2.3 The Soilscape of the area in which the survey site is situated typically consists of "Slightly acid loamy and clayey soils with impeded drainage"².
- 2.4 The site comprised a single pavement and verge set within a wider new housing development.

Tree Preservation Orders & Conservation Areas

- 2.5 The councils note acknowledges that all trees on site are protected with a Tree Protection Order (TPO).
- 2.6 Trees covered by a Tree Preservation Order are protected under the Town and Country Planning Act 1990 (Trees Regulation 2012). The local authority must be consulted, and permission sought for any works that may affect them.
- 2.7 A Tree Preservation Order (TPO) is an order made by a LPA to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order requires written consent from the LPA for any of the following actions to be carried out to a protected tree:
 - cutting down
 - topping
 - lopping
 - uprooting
 - wilful damage
 - wilful destruction
- 2.8 If consent is given, it can be subject to conditions which have to be followed. Cutting roots is also a prohibited activity and requires the authority's consent.
- 2.9 If a tree is not covered by a TPO but is situated within a Conservation Area, similar restrictions apply. Any works required to a tree situated within a Conservation Area must be notified to the LPA, using a 'section 211 notice', 6 weeks before carrying out the work, unless an exception applies.

² <https://magic.defra.gov.uk/MagicMap.aspx>

3 NATIONAL AND LOCAL PLANNING POLICY

National Planning Policy Framework (NPPF)

December 2024³

- 3.1 In relation to this report, there are three paragraphs of the NPPF which should be considered. Paragraph 136 states: *“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.”*
- 3.2 Paragraph 180 (B & D) states: *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”*
- 3.3 And most importantly, paragraph 186 (A, C & D) states: *“When determining planning applications, local planning authorities should apply the following principles:*
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

³ <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

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4 SURVEY METHODOLOGY

- 4.1 The tree survey was completed and the report written by Ross Carthew (FdSc Arb, M.Arbor.A) of RPS and authorised by David Cox, a professional member of the Arboricultural Association and Chartered Landscape Architect of RPS Group.
- 4.2 The tree survey was carried out in accordance with the requirements set out in BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations". The survey does not constitute a full arboricultural condition assessment involving the detailed inspection of trees in relation to their structural condition, decay, and any other physical and pathogenic defects.
- 4.3 During the survey, all information was digitally captured on site, using a tablet running Axciscap 4.07 software. This is a program specifically designed for arboricultural surveying, which allows trees to be located directly onto a digital copy of a sites topographical survey.
- 4.4 The tree survey involved a visual inspection from the ground of individual specimens and where deemed appropriate, trees have been assessed as groups of trees, woodland and hedgerows. Characteristics such as their amenity value, condition and dimensions have been recorded. A full breakdown of tree characteristics recorded during the survey can be seen in Appendix A.
- 4.5 Each arboricultural feature is marked on the Tree Constraints Plan at Appendix C with an identification number (T1, G1, H1, W1 etc), which can be seen at and cross referenced with the Tree Schedule at Appendix B. The Tree Schedule shows a breakdown of the raw data collected during the site visit.
- 4.6 The locations of trees are based upon topographic survey provided by the client in April, 2025.
- 4.7 Measurements for tree height, minimum crown clearance and crown spread were rounded to the nearest 0.5m. Stem diameter measurements were recorded to the nearest 10 mm using a diameter tape where access to the stem was possible.
- 4.8 Trees retention categories were assigned by the following criteria and have been differentiated on the Tree Plans using the following colours:
- Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C:** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U:** Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, it may be possible to retain some trees assigned to retention Category U, where public access to them is limited, as they may exhibit conservation value providing unique wildlife habitat.
- 4.9 Categories A, B and C have further sub-categories with regards to the reasons for tree retention:
- 1) Mainly arboricultural qualities.
 - 2) Mainly landscape qualities.
 - 3) Mainly cultural values, including conservation.

ROOT PROTECTION AREA

- 4.10 The protection of the roots and soil structure within the RPA should be treated as a priority. To avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated in accordance with section 4.6 of BS5837:2012. They have been displayed on the Tree Plans with a magenta circle and may be modified in shape where deemed necessary by obvious root barriers observed on site (although the total area remains the same).
- 4.11 This methodology is recommended as the minimum area around a tree that contains sufficient roots and rooting volume to maintain viable tree vigour and structure. Where groups of trees, woodlands and hedgerows have been assessed, the RPA has been shown based on the average sized tree stem in each arboricultural feature, and so may fall short/exceed the RPA required for some of the individual specimens within the feature.

Limitations

- 4.12 The findings of this survey are not valid following adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events.
- 4.13 Trees are dynamic structures which are constantly growing and changing. Whilst reasonable effort has been made to identify defects which may compromise the trees longevity, no guarantee can be given as to the safety or otherwise of any individual tree or arboricultural feature. Due to the unpredictable laws and forces of nature, no tree can ever be deemed as safe. Natural failure of intact trees does occur, and changing climatic conditions can cause damage to even apparently healthy trees.
- 4.14 Trees were not climbed or inspected below ground level and inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. If trees have been recorded beyond the extent of the site, all dimensions have been estimated (unless stated otherwise) and the assessment of these trees has occurred from land within the Client's ownership and publicly accessible land only (unless formal access has been arranged to these additional areas).
- 4.15 The desktop study confirming statutory and non-statutory constraints uses publicly accessible third-party information, meaning the results of this exercise are only as accurate as the information available at the time of the assessment.
- 4.16 Provisional Tree Preservation Orders (TPOs) may be made whenever a LPA deems it appropriate, with only those persons interested in the land served with a copy of the Order. A further search for the presence of TPOs should be carried out prior to commencement of any tree works or removals specified within this report.
- 4.17 Where possible, the location of the arboricultural features identified at the site have been plotted using a topographical survey, which has been supplied by the client. If no topographical survey data has been provided, arboricultural feature locations have been plotted using aerial photography or OS maps, which have a reduced accuracy.

5 APPRAISAL AND RECOMMENDATIONS

Summary of Tree Survey

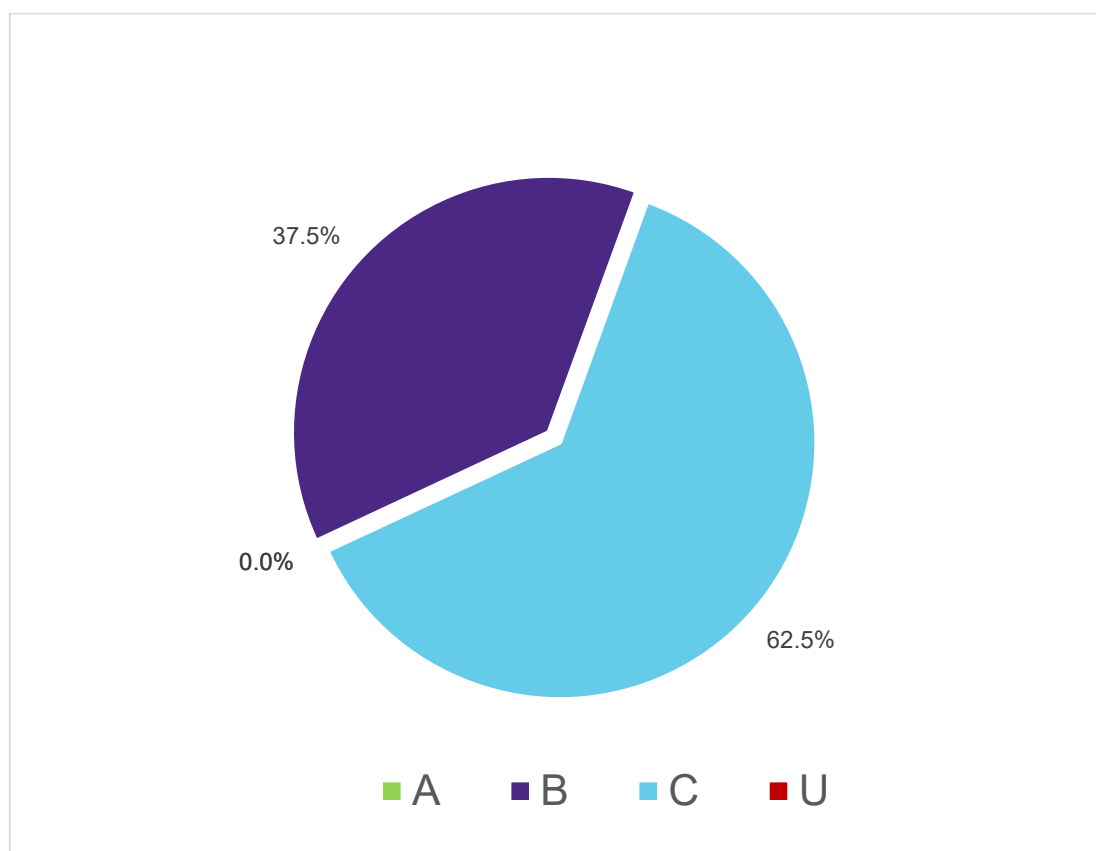
- 5.1 During the survey 8 trees were surveyed as individuals. The survey also recorded 1 Group.
- 5.2 The distribution of species recorded across the site has been shown in Table 1 below.

Table 1: Species distribution across the site

Species Breakdown of Individually Surveyed Trees						
Species	A	B	C	U	Total	Species Distribution
<i>Betula pendula</i> (Silver Birch)	0	1	4	0	5	62.5%
<i>Fraxinus excelsior</i> (Ash)	0	1	0	0	1	12.5%
<i>Prunus avium</i> (Wild Cherry)	0	0	1	0	1	12.5%
<i>Tilia X europaea</i> (Common Lime)	0	1	0	0	1	12.5%
Total	0	3	5	0	8	100.0%
Category Distribution Percentage	0.0%	37.5%	62.5%	0.0%	1	

- 5.3 The BS5837:2012 quality of the individually surveyed trees is broken down in
- 5.4 Figure 1 below.

Figure 1: BS5837:2012 quality of individual trees across the site



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- 5.5 The BS5837:2012 quality of the Trees, Groups, Woodlands & Hedges recorded during the survey is broken down in Table 2 below.

Table 2: BS5837:2012 quality of Trees, Groups, Woodlands, Hedges and Scrub across the site

BS5837:2012 Category Breakdown of Surveyed Items					
Type	A	B	C	U	Total
Trees	0	3	5	0	8
Groups	0	1	0	0	1
Grand Total	0	4	5	0	9
Distribution Percentage	0.0%	44.4%	55.6%	0.0%	100%

- 5.6 The tables above show that the trees on site were mainly Silver Birch and that most trees were of a moderate to low quality.

Planning considerations

- 5.7 Trees can offer many benefits, including the provision of visual amenity, softening or complementing the effect of the built environment, adding maturity to new developments and by making places more comfortable in tangible ways e.g. contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.
- 5.8 New tree planting opportunities should be considered as part of any potential redevelopment; this will help to broaden the age diversity of the tree cover within the area. Sufficient space should be provided for species with significant stature to grow out into maturity.
- 5.9 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is still a material consideration that is considered when dealing with planning applications.

Design and Site Layout Considerations

- 5.10 During any future site planning exercises, the current and future growth potential of the trees should be considered.
- 5.11 The Root Protection Area (RPA) should become an exclusion zone during construction works and for any development. It should be fenced-off and protected in accordance with BS5837:2012. The canopy is likewise susceptible to damage during construction work and requires similar protection.
- 5.12 No activities that result in excavations, changes in level or soil compaction should take place within the RPA of any retained trees, especially older mature trees. This would include the storage of materials, any construction work, trafficking by vehicles or even excessive trafficking by pedestrians.
- 5.13 If some form of construction must take place within the RPA, then certain measures need to be adopted to avoid disturbance or damage to the roots and to maintain moisture infiltration and gaseous diffusion into the soil. It is recommended that these are detailed by a separate document called an Arboricultural Method Statement (AMS).

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Services

- 5.14 Services likewise should be routed outside the existing or potential RPAs of trees. Where it is unavoidable, then certain measures should be employed to avoid damage to the tree's larger roots.
- 5.15 The location and siting of new facilities near trees should consider the potential impact on and conflict with both tree roots and canopy. This should consider the ultimate size of existing young and middle-aged trees at maturity. Conversely the impact of the tree on the activities should also be considered regarding obstruction, shading, leaf fall and root action. These are problems that can be managed provided sufficient space is allowed for.
- 5.16 Any new services should avoid the RPAs of any retained tree. Where it is unavoidable, then the route of the services must be designed by an Engineer in consultation with an Arboriculturist. Further advice can be found in NJUG Volume 4- "Guidance for the planning, installation and maintenance of utility services in proximity of trees, 2007".

Tree Risk Management

- 5.17 It is recommended that a programme of periodic arboricultural assessments be undertaken to regularly assess the full health and safety of all trees both in full leaf and bare stemmed. The assessments should prioritise areas with high footfall and/or presence of a constant target and accord with arboricultural advice, taking account of relevant factors (where known) that affect safety such as the age class, condition, size and species of the trees.

6 ARBORICULTURAL IMPACT ASSESSMENT

Brief Description of Proposed Development

- 6.1 This document supports the proposed development, consisting of:
- Installation of new signage
 - Associated lighting

Proposed Tree Removal

- 6.2 No tree removal is required in order to facilitate the proposed signage installation.

Proposed works within RPAs

- 6.3 Several of the proposed signs/ lights are within the RPAs of trees to be retained.
- 6.4 The footprint of these works is minimal and will not affect enough of any trees RPA so that we would consider the trees retention at risk.

Overall Impact Assessment

- 6.5 Overall, the proposed work consists of small footprint localised works, requiring no tree removal and should be considered minimally impactful if the methodologies within this report are followed.

7 ARBORICULTURAL METHOD STATEMENT

General

- 7.1 This Arboricultural Method Statement (AMS) has been prepared to support the ongoing health and vitality of trees to be retained through the proposed installation of the proposed signage/lighting.
- 7.2 The methodologies, practices and recommendations contained within this AMS follow relevant guidance contained within BS5837:2012 Trees in Relation to Design, Demolition and Construction.
- 7.3 The governing Authority is Reading Borough Council who where applicable should be consulted on any matters that relate to trees on the site.
- 7.4 Any variation from the methodologies, practices and recommendations described within this AMS shall be discussed with the appointed supervising Arboricultural Consultant and approved with the governing Authority.

Restrictions Within Tree Protection Areas

- **No** mechanical excavation,
- **No** excavation by any other means without arboricultural supervision;
- **No** lowering of level for any purpose without arboricultural supervision,
- **No** storage of plant, equipment or material,
- **No** vehicular or plant access,
- **No** fire lighting,
- **No** handling, discharge or spillage of any chemical substance included cement washings.

Reporting, Site Monitoring and Supervision

- 7.5 Should any arboricultural issues become apparent during the works the site manager should immediately contact the appointed project Arboricultural Consultant or the Council's Tree Officer for advice upon how to proceed.
- 7.6 On-site arboricultural supervision is available throughout the scheme over and above the agreed Arboricultural Site Supervision Methodology. Should it be deemed necessary the Site Manager and/or a representative from the Council's Tree Team can request or arboricultural site supervision at any time during the works.
- 7.7 Supervision will require the appointed project Arboricultural Consultant to be present throughout the task. If in the case that the task is likely to take an extended amount of time, then photographic evidence at key stages may be acceptable and/or telephone contact between the Site Manager and Arboricultural Consultant.

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Construction Exclusion Zone

- 7.8 The Construction Exclusion Zone (CEZ) (Shown with a Yellow Hatch in Appendix D) is defined by the protection fence line as shown on the Tree Removal and Protection Plan (Appendix D Tree Removal & Protection Plan).
- 7.9 The tree protection fence shall be erected prior to construction works commencing on site and shall remain in place until after all demolition activities have been completed and then only with the prior approval of the arboricultural consultant.
- 7.10 This CEZ shall not be disturbed, and the protective fencing shall not be moved or taken down at any time unless to replace first phase protective measures with a second phase. Any required changes to the CEZ that deviate from the approved plans shall be agreed with the appointed project Arboricultural Consultant and/or the Local Authority Tree Officer.
- 7.11 Within the CEZ there must be no mechanical digging or scraping, no alteration to existing ground levels including soil stripping, no earthworks, no handling or discharge of any chemical substance, concrete washings or of any fuels.
- 7.12 Vehicular or pedestrian access and the storage of any materials is prohibited within the CEZ.
- 7.13 **No** materials that may contaminate the soil such as concrete mixings, diesel oil and vehicle washings shall be discharged within 10m of the stem of any tree and no fires shall be lit within 10m of the maximum extent of a trees crown.

Tree Protection Fencing

- 7.14 The tree protection fence shall be erected as shown in the Tree Removal and Protection Plan (Appendix D Tree Removal & Protection Plan).
- 7.15 The fence line shown is the minimum required, and the length of the fence shall be extended or adjusted on site as agreed with the appointed project Arboricultural Consultant to ensure satisfactory protection of all retained trees and RPAs.
- 7.16 Where proposed (permanent) construction site-hoarding provides the same level of protection to the retained trees and RPAs as the proposed tree protection fence, subject to agreement with the appointed project Arboricultural Consultant, the hoarding may serve as the tree protection fence. Notwithstanding, depending on the form and alignment of the construction site-hoarding it may be necessary to provide additional tree protection fencing to ensure adequate protection of retained trees and RPAs as shown on the Tree Removal and Protection Plan (Appendix D Tree Removal & Protection Plan).
- 7.17 Where the site hoarding crossing within the root protection area it shall be secured in place by dead weight system only with additional bracing as required with no intrusions into the ground so as not to disturb the ground.
- 7.18 Unless otherwise agreed in writing with the appointed project Arboricultural Consultant and/or LPA Tree Officer, the fencing system to be utilised shall be in accordance with Appendix E and compliant with BS5837:2012.
- 7.19 Once the protective barrier is in place it must remain in situ throughout the course of the development until the completion of demolition, other than to facilitate agreed tree removal or re-

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- instatement of first phase protective measures with second phase whilst transitioning from demolition to construction.
- 7.20 Copies of the Tree Removal and Protection Plan (Appendix D Tree Removal & Protection) shall be placed in the site office for reference by all site staff.
- 7.21 Signs detailing the purpose of the protective barrier shall be attached to the barriers at 10m intervals. Signs must be replaced as necessary should they be removed or become illegible.
- 7.22 Following erection of the protective barriers and prior to commencement of the development it is recommended that an inspection of the site, by either the Council's Tree Officer or the Arboricultural Consultant, is arranged to confirm fencing has been installed in accordance with the Tree Removal and Protection Plan and any relevant conditions that may be attached to a grant of planning consent for the development have been met.

Site Compounds and Materials Stores

- 7.23 Activities related to the establishment of a temporary site compound have the potential to impact upon retained trees by various means. The storage and mixing of chemicals and materials such as concrete can have a damaging effect on tree health if precautions are not taken.
- 7.24 To prevent harm occurring to trees, provision for materials storage, site offices, deliveries and other related activities shall be retained in their current location – no change to the layout of site offices and/or welfare is proposed.

Installation of Flags

- 7.25 The impact of this work is minimal and will not have a significant impact on tree health as long as best practise is followed.
- 7.26 Flag posts, wherever possible, shall be driven into the ground avoiding any obvious large surface roots. If it is not possible to drive post into the ground, small holes can be excavated using hand tools only, avoiding roots, back filled with removed earth and compacted down to ensure stability.
- 7.27 If cement is required to provide reinforcement, the hole shall be dug using hand tools only, lined with a non-permeable layer and cement poured into the hole to ensure the leaching of chemicals into the RPA does not occur.

Excavation within the RPA

- 7.28 Some signs may require small footings requiring some excavation.
- 7.29 Only hand tools, including powered hand tools, will be used when working within the RPAs, to minimise accidental root damage.
- 7.30 During these works, it is possible that some roots will be cut. A decision on the cutting or severance of any roots discovered or identified during these works will be made by the supervising Arboriculturist. Roots over 25mm in diameter shall be cut only if agreed with the supervising Arboriculturist. Individual roots and clumps of roots less than 25mm in diameter shall be cut cleanly with a sharp hand tool such as secateurs or a hand saw. The freshly pruned roots should be wrapped in hessian and kept damp until the area can be backfilled. Roots will never be left exposed or allowed to dry out. Where flexible roots are encountered,

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where possible, they shall be diverted around the edge of the excavation pit to avoid the need to be cut.

- 7.31 Following removal of surfaces and structures within the RPA(s), it may be necessary to perform ground decompaction to provide more aeration to the soil. A decision on this intervention should be made by the project Arboricultural Consultant following these works.

Installation of Utilities within the RPA

- 7.32 The installation of new subterranean utilities will require works within the RPA(s) of retained trees on site. The proposed excavation works will be completed using by hand or by using an Airspade and soil vacuum excavator to prevent damage to root systems of retained trees and will be supervised by the project Arboricultural Consultant. The following methodology must be adhered to:
- The route of the proposed trench shall be determined in discussion with the Project Arboriculturist and marked out on site.
 - Upon commencement of the works, the aim will be to excavate the soil along the route of the proposed service trench to a suitable depth to permit the installation of new pipes beneath the network of retained roots (typically 750 mm below ground level) whilst retaining as many tree roots as feasible.
 - Whilst roots smaller than 25 mm in diameter may be pruned back to permit access for the vacuum excavator nozzle / utilities, roots larger than 25mm in diameter will be retained.
 - All exposed roots must be wrapped or covered with damp hessian or similar material, as soon as possible, to prevent desiccation and to protect them from rapid temperature changes.
 - Once the trench is complete the proposed service can be inserted into the trench through or below the network of retained tree roots.
 - Prior to backfilling all root coverings shall be removed and retained roots shall, where possible, be surrounded with topsoil and lightly compacted sharp sand, or other loose inert granular fill, before soil or other suitable material is replaced into the excavated area. The fill material shall be free of contaminants and other foreign objects potentially injurious to tree roots.
- 7.33 Works will not occur where the ambient air temperature is less than +4 °C. Roots shall be covered with soil where the ambient temperature exceeds 14 °C or completion of the works is not foreseen within 24 hours of the finished excavation.

Dust Management

- 7.34 On particularly hot, dry weather conditions the dust created from the demolition of built structures can cover tree canopies and subsequently cause indirect damage to trees by reducing transpiration through the leaves and their ability to photosynthesise.
- 7.35 Water suppression systems will be installed either on the ground or upon the scaffold structures to control dust release at the source to avoid dust settling on leaves.

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Soil Compaction and Remediation Measures

- 7.36 Every reasonable measure shall be taken to ensure that the soil within and around the RPA's is not compacted. If, however, any incidence of compaction does occur within the vicinity of trees then it shall be reported to the appointed project Arboricultural Consultant to review the appropriate remediation measures to be taken.
- 7.37 Dependant on the level of compaction certain remediation measures may be undertaken, such as:
- The introduction of well composted wood mulch to the compacted area to encourage the reintroduction of organic matter into the soil sub-base and improve soil structure.
 - Sub-soil aeration using compressed air.
 - The rotavating of soil or the use of any other machinery to break-up any compacted soil shall not occur within the vicinity of RPA's.

7.2 Protection Measures – Post-Construction Works

Removal of Tree Protection Fencing

- 7.38 Protective barriers will be removed once all external main construction works have been completed to allow the completion of hard and soft landscaping. Barriers shall be removed carefully to ensure no damage to retained trees occurs.

APPENDICES

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Appendix A

Tree Characteristics Recorded During Survey

Tree Ref No:	Sequential reference number of trees or groups of trees. Avenues, woodlands and hedgerows were also recorded on the tree constraints plan. # - denotes inaccessible trees (best estimates are made about the location, physical dimensions and characteristics.)				
Species	Species listed by common name, with scientific names (italic lettering).				
Height (m)	Estimated height of canopy to nearest metre.				
Branch Spread	branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown				
Stem diameter @ 1.5 m (m)	Estimated diameter of trunk at 1.5 m above ground level in metres unless otherwise indicated, multi-stemmed trees being measured in accordance with Annex C: BS5837				
Existing height above ground level	To inform on ground clearance, crown/stem ratio and shading the estimated height of the first significant branch and direction of growth and canopy above ground level.				
Stem No.	Number of stems (if necessary) of individual tree.				
Life Stage	Expressed as:-	Y SM EM M	(Young) (Semi-mature) (Early mature) (Mature)	OM V D	(Over-mature) (Veteran) (Dead)
Physical Condition	Apparent condition expressed as the following categories, based upon a brief visual inspection from the ground only:-				Good Fair Poor Dead
Comments / Management Recommendations	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations and potential for wildlife habitats (not exhaustive).				
Estimated remaining contribution (years)	Estimated remaining contribution, in years (<10, 10+,20+,40+)				
Tree Quality Assessment Value: <u>Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	A (Trees/Vegetation of high quality and value) B (Vegetation of moderate quality and value) C (Trees/Vegetation of low quality and value) U* (Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years)			
	* Category U trees can have existing or potential conservation value which might be desirable to preserve.				
Tree Quality Assessment Value: <u>Sub - Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	1 (Trees with mainly <i>arboricultural</i> value) 2 (Trees with mainly <i>landscape</i> value) 3 (Trees with mainly <i>cultural / conservation</i> value)			

APPENDICES

Appendix B

Tree Survey Schedule

TREE SURVEY SCHEDULE

Site: The Fairway, Reading

Project Schedule Ref: 5423-RPS-XX-XX-SH-AR-91750

Drawing Reference: 5423-RPS-XX-XX-DR-AR-91700

Survey date: 30/04/2025

Surveyor: R. Carthew

Status: For Information

Revision: P01

Notes: -

Ref. no	Species	Height (m)	Canopy Spread (m)				Crown Area (m ²)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
			N	E	S	W											
T1	Fraxinus excelsior (Ash)	17.5	8	8	9	9	226	910	1	2	3 (W)	M	Fair	Good shape and form, some epicormic growth in crown and outer crown slightly sparser than expected, possible early ash die back, recent landscaping works in RPA, heavily laden with seeds; sign of possible distress.	20+	B1	10.9
T2	Betula pendula (Silver Birch)	10	3.5	4	4	4	47	370	1	1	2 (W)	EM	Fair	Recent pruning wounds on main stem; poorly pruned flush cuts, some small cavities in main stem associated with previous branch loss.	10+	C2	4.4
T3	Betula pendula (Silver Birch)	10	3.5	3.5	3.5	3.5	38	290	1	2	4 (E)	EM	Fair	Some small cavities in main stem associated with previous branch loss.	10+	C2	3.5
T4	Betula pendula (Silver Birch)	12.5	7	6.5	4	5	95	570	1	1	4 (W)	EM	Fair	Twin leaders from 2m, epicormic growth throughout crown, some small cavities in main stem associated with previous branch loss.	20+	B2	6.8
T5	Betula pendula (Silver Birch)	10	3.5	3	3	3.5	33	250	1	2	-	EM	Fair	Twin leaders from 2m, slightly suppressed by adjacent tree.	10+	C2	3.0
T6	Betula pendula (Silver Birch)	10	4	2.5	3	3.5	33	250	1	2	-	EM	Fair	Some small cavities in main stem associated with previous branch loss.	10+	C2	3.0
T7	Prunus avium (Wild Cherry)	10	9	6.5	7.5	6.5	170	400 400 450	3	1.5	2 (N)	M	Fair/Poor	Multi-stemmed habit, multiple pruning wounds on lower stems; most occluded, northwest crown is sparse/ dead with saprophitic fungi present.	10+	C2	8.7
T8	Tilia X europaea (Common Lime)	17.5	6	7	6	6.5	128	900	1	0	4 (W)	M	Fair	Basal and epicormic growth at base of tree, minor deadwood throughout canopy, twin leaders from 2m.	20+	B1	10.8
G1	Tilia X europaea (Common Lime)	17.5	See	plans	for	extents	-	550 (avg.)	-	1.5	-	M	Fair	Collective group value, linear group, all have previously been pollarded to 3m.	20+	B2	6.6

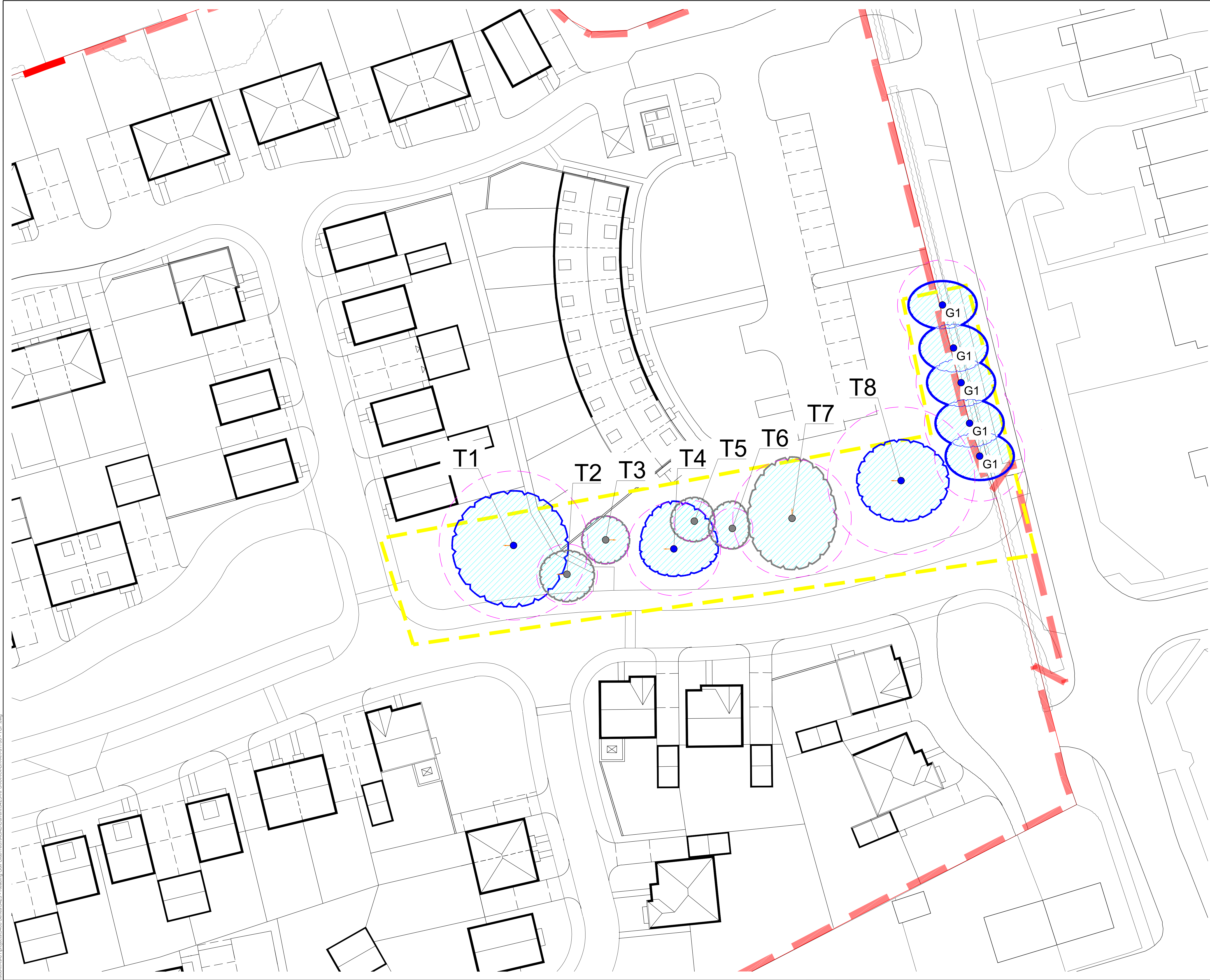
Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.
- indicates estimated values. * - indicates off site tree.

APPENDICES

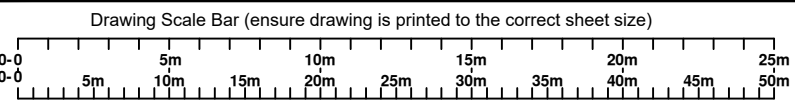
Appendix C

Tree Constraints Plan

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Key

- Site boundary.
- Survey boundary.
- Tree with numbered reference.
Canopy spread and coloured BS5837:2012 tree quality category as shown below.
= Tree details estimate (inaccessible tree)
* = Tree in off site location
- Tree group plotted with individual stem locations and numbered reference. Canopy extents coloured to match BS5837:2012 tree quality category as shown below.
- BS 5837:2012 Tree Quality Categories - Table 1
 - Category A - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Category U - Unsuitable for retention
- Direction of first significant branch
- Root protection area (RPA)
Calculated in accordance with Section 4.6 - BS5837:2012
- Tree protected by Tree Preservation Order.

- NOTES:
- Refer to RPS Tree Survey Report & Schedule for further details.
 - Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
 - Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
 - Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period; generally, although not restricted to, March - August inclusive.
 - Survey based upon topographic survey provided by the client in April, 2025.

Rev	Revision description.	XX	XX	DD MM YY
Rev	Description	By	Ckd	Date



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Title

Tree Constraints Plan

Status

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Scale

1:250 @A1

Date Created

07/05/2025

Task Team Manager

RC

Information Author

RC

Task Information Manager

DC

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5423-RPS-XX-XX-DR-AR-91700

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S3

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APPENDICES

Appendix D

Tree Removal & Protection Plan

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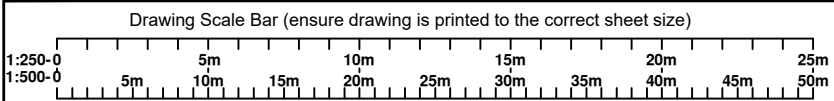
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- BS 5837:2012 Tree Quality Categories - Table 1
 - Category A - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Category U - Unsuitable for retention
- Direction of first significant branch
- Root protection area (RPA)
Calculated in accordance with Section 4.6 - BS5837:2012
- Tree protected by Tree Preservation Order.
- Location of proposed lighting for existing signage
- Location of proposed lighting for new signage
- Location of proposed flag
- Location of proposed secondary signage
- Location of proposed totem
- Temporary protective fencing in accordance with Section 6.2 - BS5837:2012. See inset details for example details.
- Construction Exclusion Zone (CEZ)

NOTES:

- Refer to RPS Tree Survey Report & Schedule for further details.
- Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
- Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
- Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period; generally, although not restricted to, March - August inclusive.
- Survey based upon topographic survey provided by the client in April, 2025.

Rev	Description	By	Ckd	Date



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Title **Tree Protection Plan**

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Document Number **5423-RPS-XX-XX-DR-AR-91701**

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Scale **1:250 @A1**

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Date Created **07/05/2025**

Task Information Manager **DC**

Revision **P01**

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Appendix E

Example Tree Protection Barriers (BS5837:2012 Fig 2 & 3)

Figure 2 Default specification for protective barrier

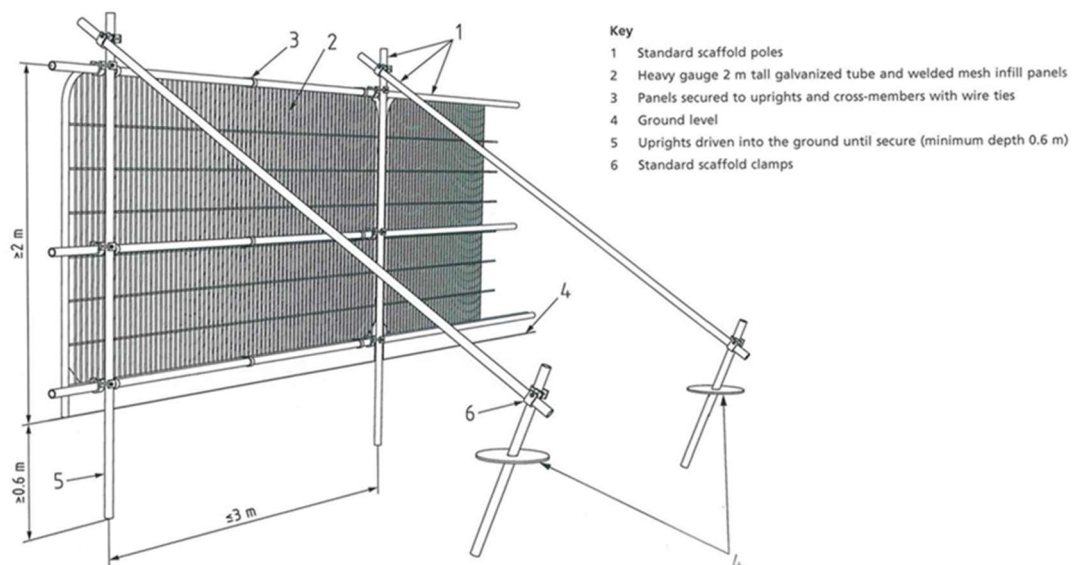
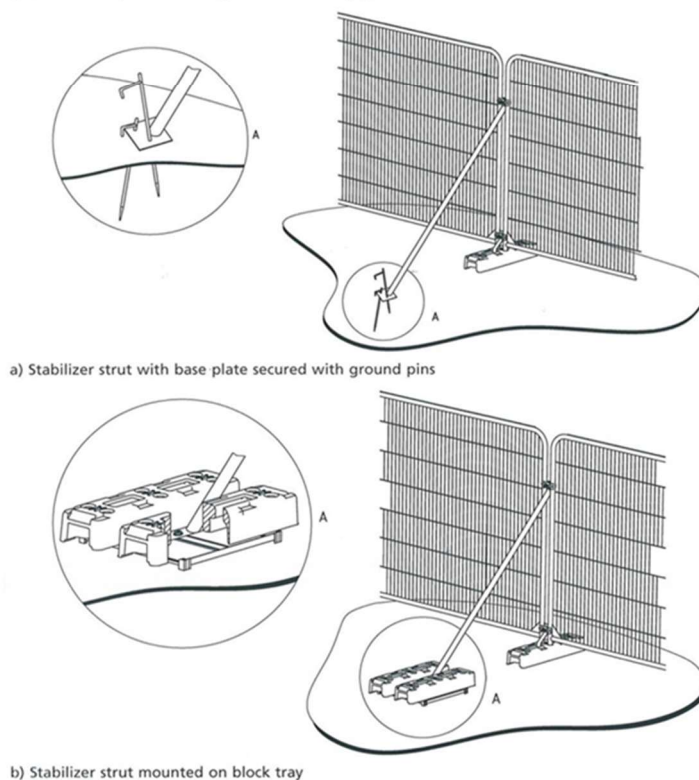


Figure 3 Examples of above-ground stabilizing systems



Appendix F

Construction Exclusion Zone (CEZ) Sign



Appendix G

Arboricultural Glossary

Age-class - A general classification of the tree into either - young, semi-mature, early mature, mature, over-mature, or veteran.

Apical Bud/Shoot – The apical bud, also known as the leading shoot, is responsible for shoot extension and is dominant.

Apical Dominance – A singular, leading shoot remains dominant.

Arboreal - In connection with, or in relation to, trees.

Arboriculturist – Person who has, through relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction.

Arboricultural Implications Assessment (AIA) – Study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement (AMS) – Methodology for the implementation of any aspect of development that has the potential to result in the loss of or damage to a tree. Note The AMS is likely to include details of an on-site tree protection monitoring regime.

Asymmetric crown- Crowns that have a morphological bias in a particular direction. This can give the tree an aesthetically unfavourable appearance but can also subject the tree to uneven wind- loading forces and potentially result in failure.

Basal – Referring to the bottom part of a tree's stem.

Basifugal mortality – A natural process seen in trees in an advanced life stage whereby the trees extremities die back, and the inner crown expresses new growth, in order to conserve energy reserves.

Bifurcated - A growth characteristic, where two stems of similar size grow from the same point. Can create an inherent weakness.

Branch union/junction - The point at which a branch joins a larger stem. Can be a point of weakness, especially in certain species.

Brown Rot- Decay caused by certain species of fungus which results in the affected wood becoming brittle and liable to suddenly 'break out', especially if in key structural areas.

Buttress flares – Extensions of the basal stem of a tree that provide additional structural support. See reaction wood.

APPENDICES

Bifurcated- A growth characteristic, where two or more stems of similar size grow from the same point.

Can create an inherent weakness.

Cable braces – Cable braces used to support the crown of a tree, reduce impacts caused by wind- throw oscillation.

Canker – A clearly defined area of dead and sunken or malformed bark, caused by bacteria or fungi. Can have a bearing on structural integrity of infected limb(s) depending on size and location.

Central leader- See apical dominance.

Chalara ash dieback- A disease affecting ash trees caused by the fungus *Hymenoscyphus fraxineus*. Usually fatal, the disease causes leaf loss and crown dieback in infected trees. It was first confirmed in Britain in 2012.

Chlorosis- yellowing of leaves which can be caused by a range of factors, often an indicator of nutrient deficiency.

Compaction - The compressing & hardening of soil around tree root systems, due to vehicular/pedestrian use etc. Loss of pore space between soil granules limits water movement and gaseous exchange and inhibits root growth.

Companion shelter- Shelter provided by neighbouring trees in groups to one another, factors such as wind throw are reduced due to supporting branches and interlocking root systems. Removing individual trees on the peripheries of such groups can expose neighbouring trees to environmental factors they have not previously been subjected to and can lead to individual failure.

Competent person – Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached

Note 1 A competent person understands the hazards and the methods to be implemented to eliminate or reduce the risks that can arise. For example, when on site, a competent person is able to recognise at all times whether it is safe to proceed.

Note 2 A competent person is able to advise on the best means by which the recommendations of this British Standard may be implemented.

Condition – Assessment based on a visual and professional view giving consideration to many factors such as tree health, structural integrity and suitability of its position.

Conservation dead- wooding- Removal of deadwood using 'coronet cuts' that mimic the way a branch would naturally break off, maximising deadwood habitat availability for invertebrates.

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Coppice - The method of managing trees by cutting the stems at between 1.0 inch and 1.0 foot from the ground level on a regular cycle, the cut stumps of the trees or shrubs are allowed to re-grow many new stems.

Crown spread - Gives distances between extreme limits of the crown and the stem, usually along the four compass points. Helps to show crown symmetry.

Crown Reduction – The removal of branch ends to reduce the extreme limits of a tree's branch spread and height.

Crown Thin – The removal of selected branches within the crown to thin the internal branch structure.

D.B.H. - 'Diameter at Breast Height', an industry standard to gauge tree stem size and development. Within arboriculture, breast height is taken to be 1.5m above ground level.

Dieback - The reduction in crown vigour and extension growth progressing to death of distal parts; often associated with decline.

Epicormic growth - New growth from dormant buds that can often form tenuous attachments. Although some species readily form such shoots, it can be an indication of stress.

Form - A general assessment of the shape and position of the tree within its environment.

Hanger – Term used to describe a branch that has become detached and is being supported by other branches. Can be a hazard to persons and property below.

Hazard Beam – After the loss of a distal part, a limb concentrates growth upwards creating adverse end weights that can render the limb susceptible to failure.

Included bark – Growth characteristic usually caused when two or more stems/branches growing in close proximity 'fuse' together entrapping the bark from when the parts were separate in the middle, creating a structural weakness.

Invertebrate tower – Pollarding of a (usually dead) tree to a safe height that leaves part of the main stem as a deadwood habitat for invertebrate species.

Occlusion/Occluded – Normally used to describe the overgrowth of a wound. Also, immovable foreign objects in contact with a tree part can become encased or 'occluded' by the tree as it grows incrementally.

Pathogen - An agent that causes disease, especially a living microorganism such as a bacterium or fungus.

Phototropic growth – Growth responding to a light stimulus i.e. the sun. This can influence the form of a tree, particularly where other factors e.g. buildings or other trees, affect the amount/ direction light is received.

APPENDICES

Pollard – The removal and subsequent regular re-removal of the crown of a tree above animal browsing height. Can be an effective method of controlling the size of trees in urban areas. This is ideally begun in the trees early stages and maintained throughout its life.

Reaction wood - Essentially additional wood laid down by the tree to compensate for structural defects such as cavities.

Rhizosphere - The rhizosphere is the narrow region of soil that is directly influenced by root secretions and associated soil microorganisms. In particular, mycorrhizal fungi form a symbiotic relationship with trees and assist in the assimilation of phosphates essential to the tree's health.

Ring barking/Girdling – the removal of bark around the entire circumference of a stem or branch, causing the death of all distal parts.

Root Protection Area (RPA) – Layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Scaffold limbs - The main structural branches within the crown.

Tree Removal & Protection Plan – scale drawing prepared by an arboriculturist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

U.L.E – 'Useful Life Expectancy' is an estimate based on currently known factors of the possible remaining life of the tree as an asset. AKA 'Estimated remaining contribution'.

Veteran tree – Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Vigour - A general classification, as to the present and future potential growth and development of a tree. A comment regarding the health status of the tree specific to its species.

White Rot - A type of decay caused by certain species of fungi which results in the affected wood becoming flexible with little compressive strength.